



**Sunnybank House**  
**Sunnybank Road**  
**Blackwood**  
**Caerphilly**  
**NP12 1HT**

**Offers In Excess Of £459,000**

**bettermove**

# Sunnybank Road

## Blackwood

Bettermove are extremely proud to present this 5 bedroom detached house in Blackwood available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available. The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, dining room, 2 bathrooms, fitted kitchen and three further reception rooms on the ground floor. The first floor consists of 5 bedrooms, 3 en-suites and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Blackwood, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from B4251, A472 and Hengoed train station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

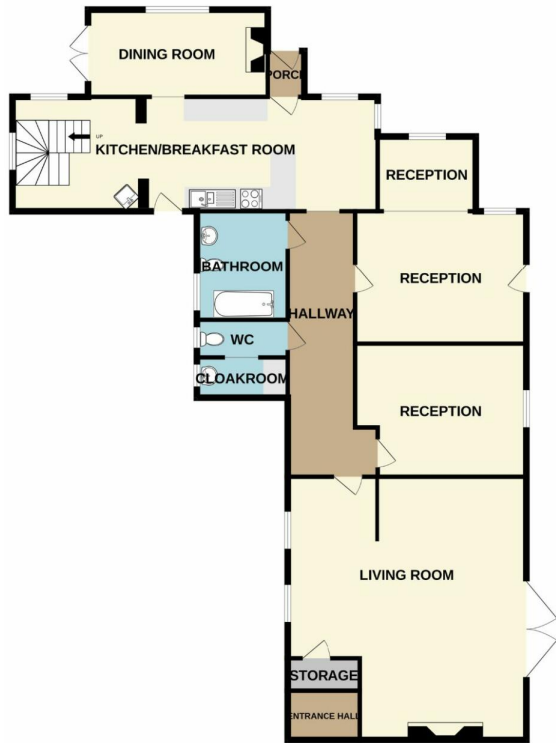
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR  
1640 sq.ft. (152.4 sq.m.) approx.



1ST FLOOR  
1580 sq.ft. (146.8 sq.m.) approx.



TOTAL FLOOR AREA: 3221 sq.ft. (299.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)